034.0	0003	0035.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	474,900 / 474,900
					USE VALUE:	474,900 / 474,900
					ASSESSED:	474,900 / 474,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLIS JOSEFA & CARLOS N
Owner 2:	
Owner 3:	
Street 1:	127 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,861 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 982 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2861.000	147,900	3,300	323,700	474,900
Total Card	0.066	147,900	3,300	323,700	474,900
Total Parcel	0.066	147,900	3,300	323,700	474,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.60 | /Parcel: 483.6

Legal Description

User Acct 23673

GIS Ref

GIS Ref

Insp Date 12/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0035.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	148,100	3300	2,861.	323,700	475,100	475,100	Year End Roll	12/18/2019
2019	101	FV	120,000	3400	2,861.	293,400	416,800	416,800	Year End Roll	1/3/2019
2018	101	FV	120,000	3400	2,861.	278,200	401,600	401,600	Year End Roll	12/20/2017
2017	101	FV	120,000	3400	2,861.	242,800	366,200	366,200	Year End Roll	1/3/2017
2016	101	FV	120,000	3400	2,861.	207,400	330,800	330,800	Year End	1/4/2016
2015	101	FV	94,300	3500	2,861.	192,200	290,000	290,000	Year End Roll	12/11/2014
2014	101	FV	94,300	3500	2,861.	159,300	257,100	257,100	Year End Roll	12/16/2013
2013	101	FV	94,300	3500	2,861.	151,700	249,500	249,500		12/13/2012

!2806!

PRINT

Date	Time
12/10/20	18:09:31

LAST REV

Date	Time
05/14/19	14:15:35
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2806

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAND LILLIAN	24451-499		4/13/1994		85,000	No	No		Y

USER DEFINED

Prior Id # 1:	23673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/1996	453		4,800					BUILD 5X10 MUDROOM
5/2/1994	169		2,000					PORCH TO L.A.

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Meas/Inspect	345	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
9/8/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2861		Sq. Ft.	Site		0	64.	1.77	3									323,732						323,700	

Total AC/HA: 0.06568 | Total SF/SM: 2861 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 323,732 | Spl Credit | Total: 323,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92675728
Adj $ / SQ:	125.112
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	200982
Depreciation:	53059
Depreciated Total:	147923

COMMENTS

COMMON WALL. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

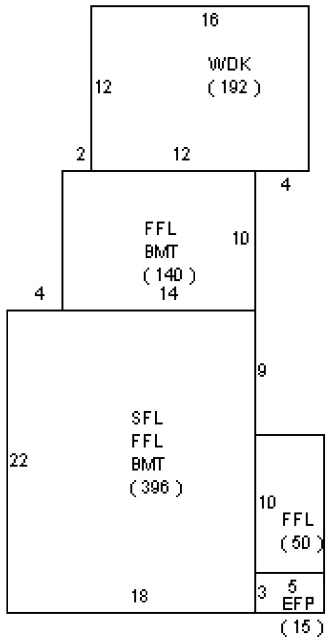
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.11
Special Features:	0	Val/Su Net:	85.74
Final Total:	147900	Val/Su SzAd	150.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	586	125.110	73,316
BMT	Basement	536	37.530	20,118
SFL	Second Floor	396	125.110	49,544
WDK	Deck	192	10.390	1,994
EFP	Enclos Porch	15	67.280	1,009

Net Sketched Area:	1,725			Total:	145,981
Size Ad	982	Gross Are	1725	FinArea	982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0035.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	18X20	A	AV	1998	10.97	T	16.8	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc